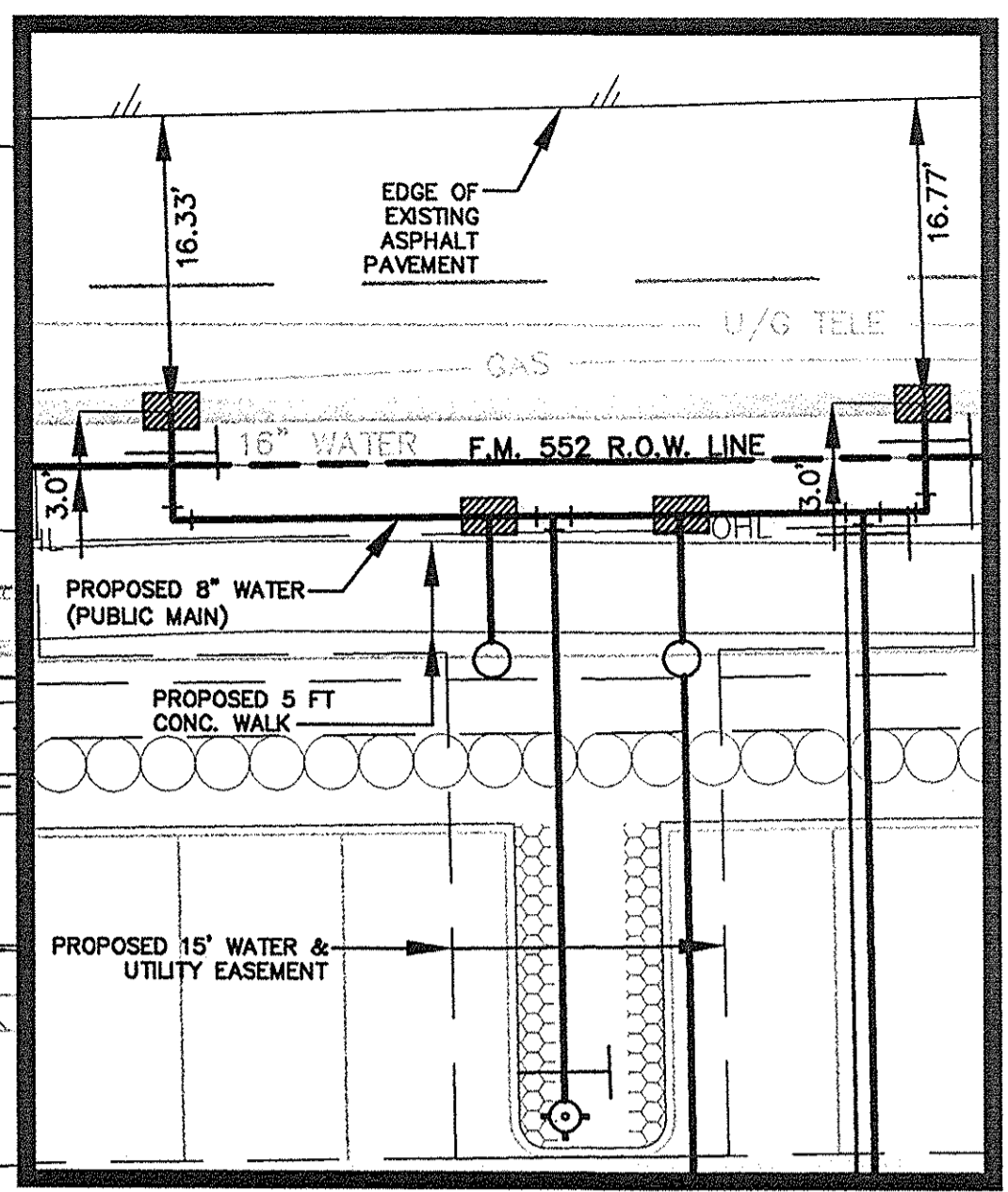
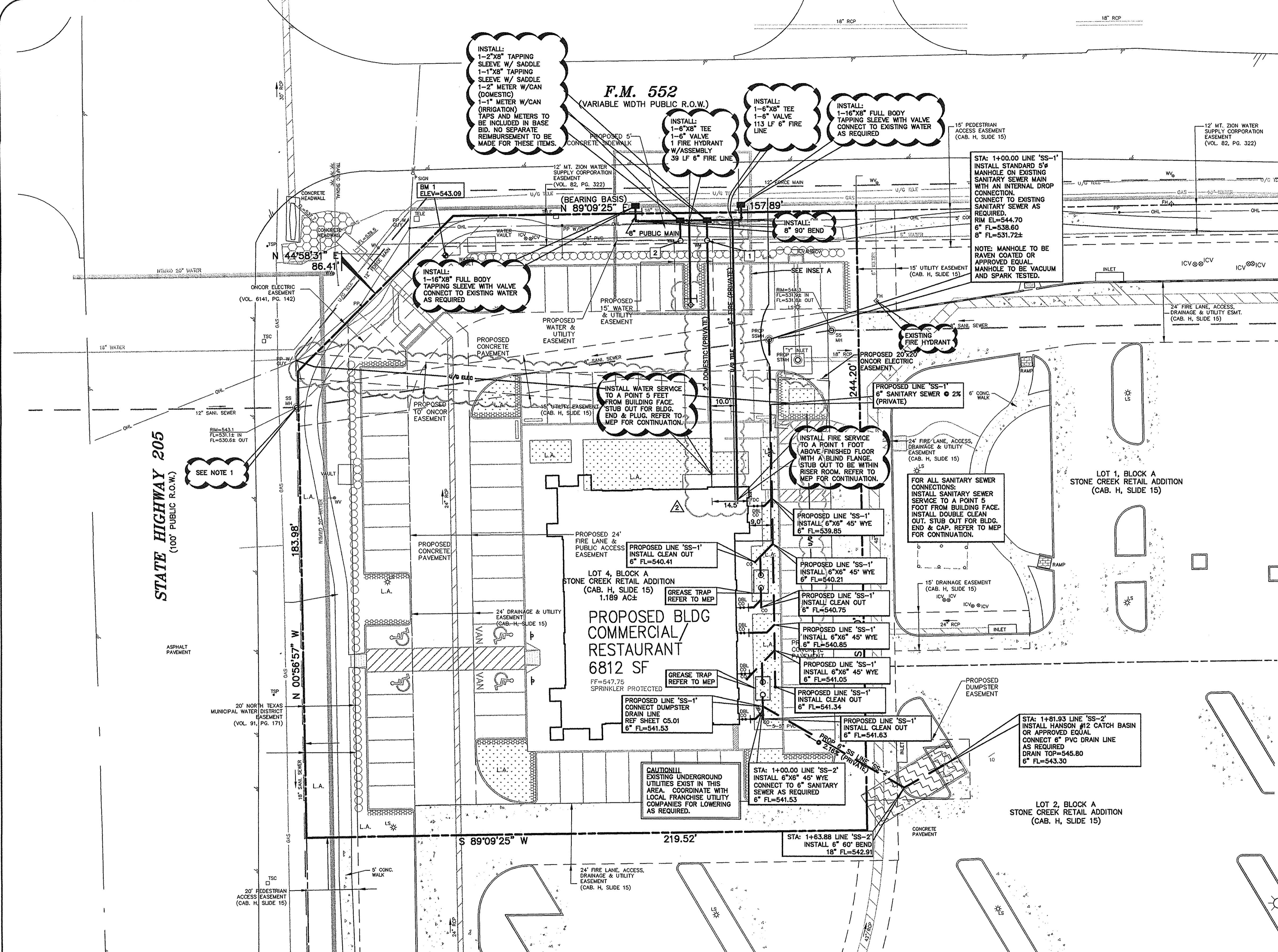
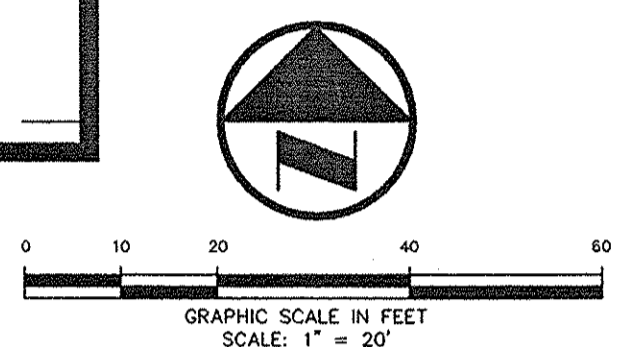


10/10/2013 3:07PM
 ROLLINS 10/10/2013 3:07PM
 N. JONES 1300-1399-1393-12-073-WATER & SANITARY SEWER.DWG
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INSET A
SCALE: 1" = 10'



LEGEND

- B. BOLLARD
- EM. ELECTRIC METER
- PP. POWER POLE
- LS. LIGHT STANDARD
- WM. WATER METER
- WV. WATER VALVE
- ICV. IRRIGATION CONTROL VALVE
- FDC. FIRE DEPARTMENT CONNECTION
- CO. CLEAN OUT
- GM. MANHOLE
- GM. GAS METER
- TSC. TRAFFIC SIGNAL CONTROL
- TSP. TRAFFIC SIGNAL POLE
- SID. TRAFFIC SIGN
- TELE. TELEPHONE BOX
- TV. TV BOX
- FP. FLAG POLE
- — — — — PROPERTY LINE
- — — — — O.H. POWER LINES
- — — — — U/G TELEPHONE LINES
- — — — — U/G WATER LINE
- — — — — U/G GAS LINE
- — — — — FENCE

NOTE 1
THE EXISTING SANITARY SEWER MANHOLE NEAR THE NORTHWEST CORNER OF THE PROPERTY IS DAMAGED (THE CONCRETE CONE HAS SHEARED OFF AT THE TOP). THE CONTRACTOR IS TO BRING THE MANHOLE TO GRADE AND REPAIR THE DAMAGED MANHOLE BY SETTING A NEW CONCRETE TOP CONE.

NOTE 2
FOR WATER AND SANITARY SEWER CONSTRUCTION DETAILS, REFER TO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS, 3RD EDITION (NOTED) AND THE CITY OF ROCKWALL STANDARDS OF DESIGN AND CONSTRUCTION.

NOTE: FIRE SPRINKLER LINE REQUIRES SEPARATE PERMIT FROM FIRE DEPARTMENT PRIOR TO CONSTRUCTION.

NOTE: ALL SANITARY SEWER WORK IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DEPARTMENT AND INSTALLED BY A LICENSED PLUMBER.

INSTALL BACK FLOW PREVENTION DEVICE BEYOND DOMESTIC & IRRIGATION METERS IN ACCORDANCE WITH CITY REQUIREMENTS.

UNDERGROUND FIRE SPRINKLER SUPPLY LINE TO BE DESIGNED AND INSTALLED BY A CONTRACTOR LICENSED BY THE TEXAS DEPARTMENT OF INSURANCE. CONTRACTOR TO SUBMIT DESIGN FOR PERMIT TO CITY OF ROCKWALL FIRE DEPT. FOR APPROVAL. CONTRACTOR TO DETERMINE ACTUAL PIPE SIZE REQUIRED (USE 6" PIPE FOR BIDDING PURPOSES).

FIRE LINE SHOWN FOR REFERENCE ONLY. SEE NOTE, THIS SHEET, REGARDING DESIGN & INSTALLATION OF UNDERGROUND FIRE SPRINKLER SUPPLY LINE.

PROVIDE CONDUIT AS REQUIRED FOR PHONE, ELECTRICAL, GAS, IRRIGATION & LIGHTING. COORDINATE WITH LANDSCAPE, MEP & FRANCHISE UTILITY COMPANIES FOR LOCATIONS NUMBER & SIZES OF CONDUITS AND SERVICES.

THE SERVICE WOULD REQUIRE THAT THE DEVELOPER PROVIDE THE STANDARD 2-4" PVC CONDUITS WITH PULL STRINGS FROM THE TELEPHONE EQUIPMENT TO THE RIGHT-OF-WAY OR UTILITY EASEMENT UNDER AREAS OF THE PAVEMENT. PVC CONDUITS NEED TO BE EXPOSED OR TURNED UP AT THE RIGHT-OF-WAY OR UTILITY EASEMENT. ALL 90° BENDS IN THE CONDUITS SHALL BE LONG RADIUS. A BACKBOARD IN THE BUILDING SHOULD CONSIST OF STANDARD 4"x8"x1/4" SHEET OF PLYWOOD MOUNTED AT THE TERMINATION POINT. ALSO, AN ELECTRICAL OUTLET AND #6 SOLID INSULATED GROUND WIRE FROM THE GROUND BAR OF THE POWER PANEL TO PLYWOOD BACKBOARD WITH A 6" COL. OF WIRE LEFT AT THE BACKBOARD WILL BE REQUIRED AT THE BUILDING.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
COORDINATE WITH LOCAL FRANCHISE UTILITY COMPANIES FOR LOWERING AS REQUIRED.
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5
BEFORE YOU DIG...

BENCH MARK LIST:
BENCHMARK #1
SQUARE OUT FOUND AT SOUTHWEST CORNER OF WATER VAULT LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SH 205 AND THE SOUTH RIGHT-OF-WAY LINE OF FM 552.
ELEVATION = 443.09
BENCHMARK #2
CITY OF ROCKWALL MONUMENT (R010) FOUND.
ELEVATION = 524.788

FRANCHISE UTILITY NOTES:
1. TXU ENERGY CONSTRUCTION SERVICES - (800) 711-9112
2. ATMOS ENERGY (GAS) - 903-457-2092 - DINAH WOOD
3. AT&T (PHONE) - 903-457-2092 - DWAYNE WELLS

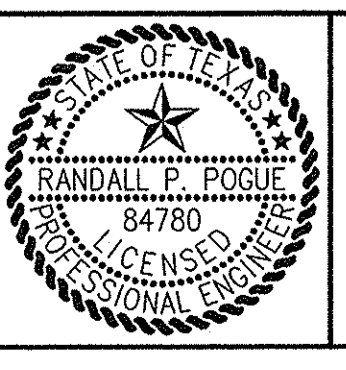
RECORD DRAWINGS:
IT WAS THE INTENT THAT THE IMPROVEMENTS SHOWN BE CONSTRUCTED ACCORDING TO THESE PLANS AS APPROVED BY THE CITY. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. THE CITY INSPECTED THE CONSTRUCTION. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION OTHER THAN THOSE SHOWN. DATE: OCTOBER 10, 2013

NO.	DATE	DESCRIPTION	
2	10-10-13	RECORD DRAWINGS	
1	5-9-13	REVISED ROOF DRAINAGE DESIGN	
DESIGN	DRAWN	DATE	PI NUMBER
RPP	RND	10-10-2013	1393-12-073

PROJECT INFORMATION
STONE CREEK RETAIL ADDITION
BLOCK A, LOT 4, STONE CREEK RETAIL ADDITION
CITY OF ROCKWALL, TEXAS
W.T. DEWEES SURVEY, ABSTRACT NO. 71
PROPOSED USE: RETAIL
ZONING: PD-70

OWNER/DEVELOPER
METROPLEX ACQUISITION FUND, L.P.
15150 PRESTON ROAD, SUITE 210
DALLAS, TEXAS 75248
MR. GREY STOGNER
(214) 343-4477 PHONE
(214) 340-2029 FAX

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RANDALL P. POGUE, P.E. 84780 ON 03-01-2013. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
1512 BRAY CENTRAL DRIVE SUITE 100
MCKINNEY, TEXAS 75069
TX BOARD REG. ENGINEERS, CERT. # 00048; TX BOARD PROF. LAND SURVEYING, CERT. 104921-00
(214) 544-8880 PHONE
(214) 544-8882 FAX
www.PogueEngineering.com

WATER & SANITARY SEWER PLAN
STONE CREEK RETAIL ADDITION
BLK A, LOT 4, STONE CREEK RETAIL ADD'N
W.T. DEWEES SURVEY, ABSTRACT NO. 71
CITY OF ROCKWALL, TEXAS

SHEET NO. C6.01